

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Single Bench of Mr. Naveen Verma, Chairman**

**Case No. RERA/CC/1342/2020**

**Prashant Kumar Sinha.....Complainant**

**Vs.**

**M/s Agrani Pvt. Ltd.....Respondent**

**Project: - IOB Nagar**

**ORDER**

**10.08.2022**

The matter was last heard on 22.06.2022.

The case of the complainant is that he had booked a flat in the IOB Nagar project Block C02. The complainant has stated that he paid Rs. 1,00,000/- to the respondent in February 2019 and cancelled the booking of flat on 04.04.2019 but the respondent has failed to refund the booking amount. Therefore, the complaint case has been filed for refund of paid consideration with 18% compound interest.

The complainant has placed on record a copy of the money receipt for the amount paid duly acknowledged by the respondent company and KYC.

Perused the records. No reply has been filed by the respondent.

On the last date of the hearing the complainant requested for refund of the amount paid along with interest.

It may be checked whether this project was registered with the Authority, and if not, suo motu proceedings for violation of Section 3 of the Act may be initiated against the promoter.

The Bench notes that the complainant had sent the letter for cancellation of his booking to the respondent and since then considerable time has passed but the respondent failed to handover the possession of the flat and the Bench recalls that due to non-compliance of the order of the Bench to file a reply and non-appearance before the court a penalty of Rs.1000/-

(Rupees One Thousand Only) had been imposed. The respondent is directed to pay the penalty within a fortnight.

After considering the documents filed and submissions made by both the parties, the Bench hereby directs the respondent company and its Directors to refund the paid consideration of Rs. 1,00,000/- (Rupees One Lakh only) to the complainant along with interest at the rate of marginal cost of fund based lending rates (M.C.L.R.) of the State Bank of India as applicable for two years from the date of taking the booking till the date of refund within sixty days of issue of this order.

With these directions and observations, the matter is disposed of.

**Sd/-**  
**Naveen Verma**  
**(Chairman)**